Welcome to

Stone City Treehouse!

1120 Nichols Pond Rd. Hardwick, VT
Like us on Facebook and Instagram
http://www.stonecitytreehouse.com
https://airbnb.com/h/stonecitytreehouse

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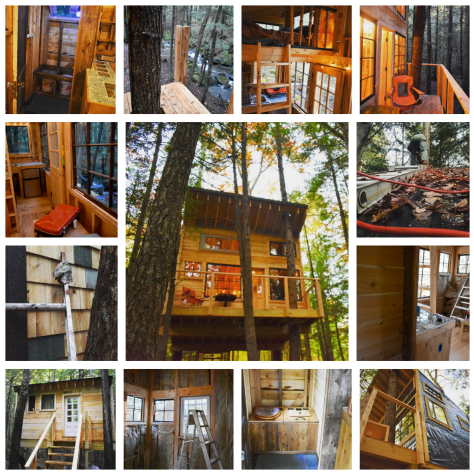
Welcome to Stone City Treehouse!



We're excited to welcome you! You will feel the stresses of life wash away as you sway in the trees and listen to the sounds of the beautiful stream just feet from the treehouse deck. You'll never want to leave! Enjoy a bit of solitude or some special alone time with a loved one. It's hard to beat Stone City Treehouse to make your time away special!

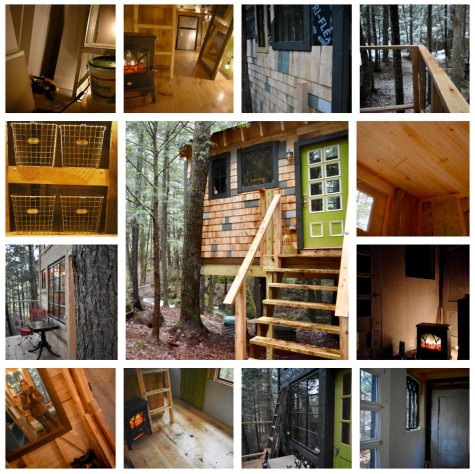
We prioritize environmental and social responsibility here and you will see this throughout your stay, from the living wage we pay for cleaning, to the solar panels on the house and the composting of food waste. We also participate in the Open Homes program on Airbnb where we offer housing to folks who are traveling for medical needs, assisting in emergencies, or are refugees. Also along this thread, it is important to us to make staying in the treehouse a financially accessible experience, on top of the beauty and magic. Please come to the treehouse in the spirit of environmental and social stewardship. You can find more information in our Environmental Statement section at the end of this document.

I started working with Airbnb in 2012 by renting out my house, to share the beauty of this property and the amazing town I live in. My positive experiences led me to dream about how I could expand this business. I loved meeting new people, introducing people to the area, and, being a single parent, the income allowed me to begin thriving and provide more opportunities for my children.

I bought the property in 1999, anticipating building a house, which we built in 2002. It was the stream, which is right next to the treehouse, which sold me on it! After thinking about it for years, in 2014, I started making concrete plans for building the treehouse!

With a unique, site-specific project like this, I needed to spend a lot of time thinking through and researching it. I'm also lucky to have a boyfriend who is very creative and resourceful, as well as being pretty knowledgeable about building – so, between these things, the vision for the treehouse developed.

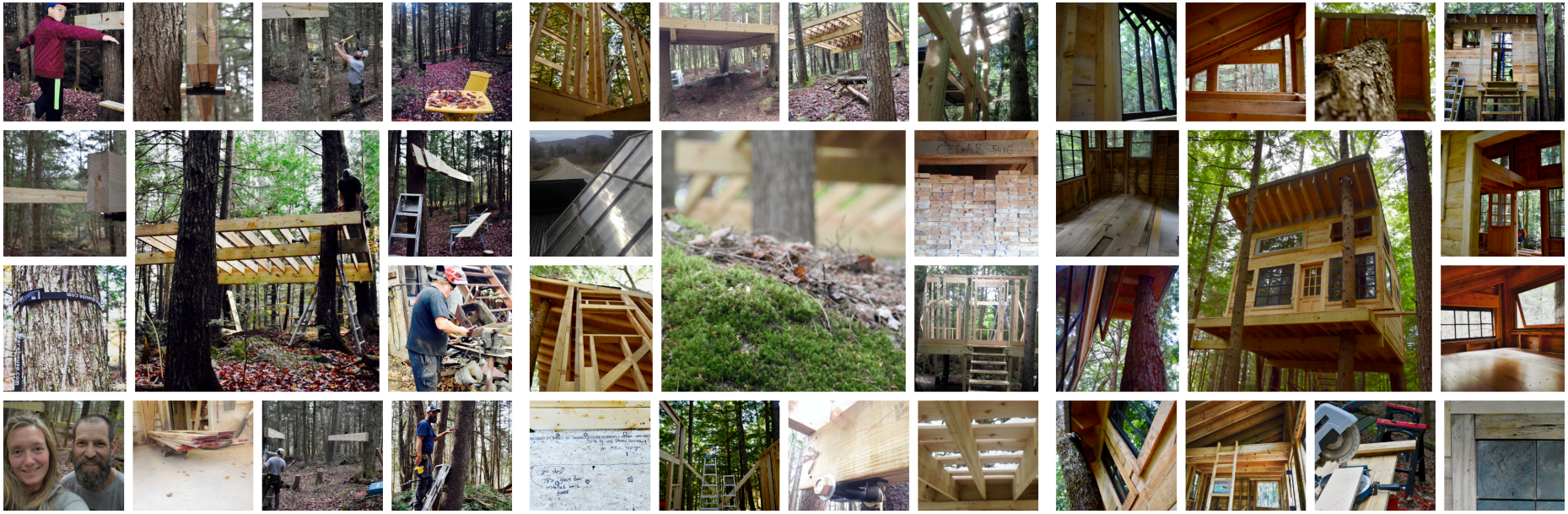
In the end, I broke ground in the fall of 2017 and broke the construction process down into multiple steps. I hired The Treehouse Guys (formerly on the DIY Network) who are based in central Vermont, to design and build the platform foundation. They were the treehouse experts I needed to make sure the foundation was strong and properly engineered.



Then, I hired a local crew to build the walls, put the windows and doors in, and put the roof on. This is a small crew that I've used for various projects around the property that were beyond my skill-level.

Finally, I did all of the work inside, as well as the siding, decking, railings, and the space underneath. This includes the flooring, the cabinet and counter, the bathroom, living room seating. My boyfriend helped me with installing the insulation, drywall, and the ceiling boards.

A lot of blood, sweat and tears have gone into this space, but it's also been a labor of love. I hope you enjoy the magic and love in the treehouse – I'm so happy to share it with you!



The Space

After your day of hiking, boating, skiing or touring local breweries and distilleries, come home to this beautiful, private tiny house in the trees! Or, spend the day lazily hanging in the hammock while the sound of the stream soothes you or just sitting by the fire.

Walk through the woods, up the stairs, and enter into another dimension - one that you won't want to leave! Much thought was put into the design and local, natural, and recycled materials were a priority in its construction.

Enjoy the curated interior design while you relax in the living room space and gaze out the large, recycled windows (from an old, local schoolhouse).

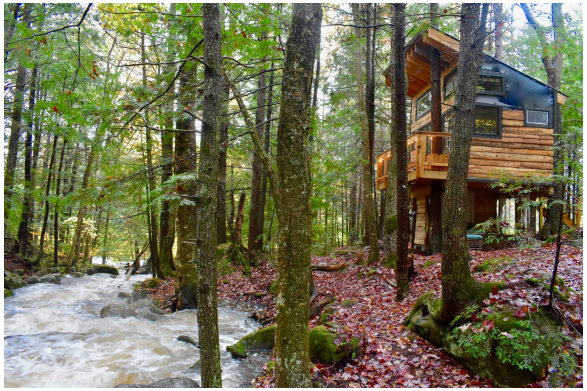
Relax on the deck that overlooks the year-round stream (that may be frozen over in the winter) and let the sound of the water wash through you. You may even see some critters if you're still enough!

There is a sweet sitting area, hammock, and campfire space just below the treehouse right on the stream, with a dramatic view of the treehouse.

When it's time for bed, climb up the loft ladder to "the nest" and sink into the brand new, comfy bed. Open up the windows to hear the nighttime sounds of the forest.

The interior structure is 10'x16' plus a 10’x8’ sleeping loft and the deck is 16'x4'.

This is Glamping!



glamp·ing /ˈglampiNG/ *noun*
a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping. "glamping is likely to satisfy any city slicker seeking a little refuge in nature—without foregoing any of life's luxuries"

-Dictionary.com

PROTECT THE PLANTS!!!!!!!

PLEASE RESPECT THE WILDLIFE AND PLANTS. PLEASE JUST LOOK AND DO NOT TOUCH. MANY OF THE PLANTS ON THE PROPERTY (ESPECIALLY THE WOODS) ARE ENDANGERED AND PROTECTED.

Guest Access

Although official check-in is at 5pm, if you'd like to check in before this time, please inquire and we may be able to accommodate.

You have exclusive access to the entire treehouse and also shared access to the porch/mudroom/bathroom/yard at the main house.

The treehouse is about 200 feet from the driveway and house, yet it's very private in the woods.

I have a garden cart you can use to transport your belongings to the treehouse.

If you arrive early and the treehouse is not ready yet, you are welcome to leave your things on the porch at the house.

Guest Interaction

When I can, I try to meet you upon your arrival to say “hi” and orient you to the space. Throughout your stay you may cross paths with my family and me.

I communicate with treehouse guests through the Airbnb app, or in-person if I’m home! If you come into the house mudroom and the door is closed, just knock on the door that goes into the house – I generally keep it closed for everyone’s comfort, but I’m generally available if I’m home.

If I’m not around and you can’t text me, you can also write a note on a sticky-note right next to the house door, and put it on the main door window to assure that I see it.

My cell phone, if needed, is 802-472-8024. The house phone is 802-472-3090. My cell phone does not work at the house, so please try both if you’re trying to call me.

The Area

The treehouse is located on 20 acres of woods - primarily maple, birch, hemlock and balsam trees - and has a lovely year-round stream that flows by the house.

Hardwick village is three miles away, and it's a lovely, small village with everything you'd need. I have an extensive guide to Hardwick and the region (hard copy in the treehouse and a digital copy I can send you) that you should find useful.

It is a rural area and there are fewer facilities and conveniences than where you're probably from. This includes cell service: there is essentially no cell service at the treehouse and very minimal connection to the house internet.

Getting Around

There is no public transportation. You will need a vehicle here. In the winter, I **highly encourage** 4WD, ideally with winter snow tires. Vermont is cold and snowy in the late fall, winter, and early spring - almost guaranteed!

IF THE GPS TRIES TO TAKE YOU UP DUSTY SWAMP RD, CORNER RD, TOWNSHIP HIGHWAY 25, OR COITS POND RD FIND AN ALTERNATIVE ROUTE. Please check your route before going on the back roads once you get close to the house. And remember, cell service can be spotty in this area so plan ahead to get your route. These roads I mentioned are class 4 roads that become snowmobile roads in the winter and are impassable by car or even 4-wheel drive trucks/SUV's. If you are coming from the St. Johnsbury area, I suggest taking the Brown Farm Rd. route (can be steep if there's bad weather) or go into Hardwick village and enter the address from there and should take you onto Mackville Rd., which is a good route. I have had several people get stuck on their way here so please take this warning seriously.

This area of Vermont (the Northeast Kingdom) has snow all winter, and sometimes mud, especially in the spring. The treehouse is located on a dirt/gravel road that can sometimes be challenging if it's muddy or even snowy or icy. We can get a lot of snow sometimes and you could possibly get stuck on your way here or in the driveway. I do my best to keep the driveway clean and sanded, but it's not always possible all of the time. We live in a rural area and services are not always immediately available. Although it's an uncommon occurrence, be mentally and physically prepared to get stuck!

All of that being said, most of the time there are no issues but if you have access to a 4WD vehicle, ideally with higher clearance and snow tires, that is the best case scenario for mid-fall through mid-spring. Keep an eye on the weather and plan ahead: the Northeast Kingdom of Vermont is probably not like where you're from and being prepared for weather and challenging driving conditions is absolutely the best policy.

Arrival

You will recognize the location of the treehouse from the sign and flags in the picture on this page.

The key to the treehouse can be found in the Welcome Stand next to where you park. The door code to get in the house through the porch to access the bathroom/shower is 1120.

Treehouse parking is in the area in front of the house/porch door, in front of the tree sign hanging from the maple tree. PLEASE DO NOT PARK ON THE ROAD. You may use the garden cart, kept under the Welcome Stand, to bring things down to the treehouse, if you'd like.

To get to the treehouse, you cross diagonally across the yard and into the woods: go between a small fence, where we put the compost, and a small oak tree at the edge of the yard, then just follow the path.

When you open the treehouse door from the outside, you may need to pull on the door firmly at the same time you turn the key to the left. From the inside, you need to push on the door as you turn the deadbolt. Don't leave the key in the door when you lock the deadbolt from the inside.

Check Out

When you're getting ready to leave, please make sure everything is tidy and in place, and the dishes are clean. You may leave the trash and compost where it is and leave the sheets on the bed. If you could take a moment before leaving to write in our guestbook, that would be great!

Please turn the thermostat down to 60 degrees and close the window shades during the winter.

Finally, leave the treehouse key in the Welcome Stand, where you picked it up.

I am always open to feedback if you notice something that is missing or could be improved – you can leave me a note or send me a private message.

Vermont Seasons

As I've already mentioned, Vermont weather can be relatively severe in the winter – we can get a 15-20" snowstorm, or it could be -20 degrees Fahrenheit. It can be serious business so please take it seriously – do your research about the weather while you're here and prepare accordingly.

Given that, from mid-fall to mid-spring bring warm clothes, snow gear, and slippers, as well as any coffee, food, and beverages you want. I recommend bringing some food along, even if you don't plan to eat at the treehouse – we do get some very heavy snow that makes it difficult to get out to the store sometimes. Be mentally and physically prepared to be snowed in, just in case this happens. If you're stuck without food, please let me know and I'll give some to you.

In the springtime, the threat comes from muddy roads. It hasn't been too bad the past few years, but periodically, the roads can be very muddy. When driving in the mud, your best approach is to go slowly and stay on top of the ruts. If the mud is very deep, then step on it if it looks like you'll get stuck! Bring the most rugged car you have with the highest clearance – fall though spring.

Kayaks and Other Gear

You're welcome to use our kayaks! Please fill out the release forms that are located in the Welcome Stand, where you picked up the key - one for each of you. There are foam car racks with straps in the small shed attached to the back side of the house, as well as the paddles and life jackets. Life jackets are required in Vermont - you don't need to wear them but they must be in the boat.

I also have bicycles, sleds, and snowshoes you may use. I plan to also get cross-country skis you could use on the snowmobile trail!

Please fill out and sign a release form when you use any of this gear. Release forms can be found in the Welcome Stand.

Safety

The treehouse is equipped with two smoke/CO detectors, located in the window next to the loft and in the basket next to the bench in the living room.

You can find a fire extinguisher under the kitchen sink and first aid supplies in the drawers on the treehouse bathroom wall, as well as other supplies you may need.

There is an emergency escape ladder in the cedar box on the treehouse deck.

The treehouse phone is located on the windowsill next to the entry door and 911 would be the local emergency number. 802-472-5475 is the number for the local police in Hardwick.

The Treehouse

You should have everything you need in the treehouse, but always feel free to come say hi at the house, or send me a message, if there's something you need or if you have any questions.

Shoes

Please try to keep the treehouse a shoe-free environment and remove your shoes upon entering. It's such a small space that shoes can really mess things up quickly. If you do bring in a lot of forest litter on your shoes you are welcome to use the vacuum cleaner located under the sink.

Kitchen

You can cook simple meals on the propane camp stove in the kitchen (with a griddle option). The camp stove is a propane stove and there is a griddle available to use with it sandwiched down between the mini-fridge and the space under the sink. If you use the griddle, please attach the grease trap to the side. There is an extra propane canister under the sink and instructions in one of the metal baskets on the cabinet shelves in the kitchen. If you use the stove please use common sense safety and if you're unclear how to use it, please consult the instructions or ask me. If you cook bacon, it would be great if you brought the stove outside to cook because of the mess and the smell that permeates the small space (during warmer seasons, of course).

There is also a small charcoal grill in the shed area under the treehouse, and there should be all the supplies you need under there, as well. Please keep the charcoal grill outside of the treehouse and the treehouse decks and only use on the ground. You should pour some water on it when you're done from the watering can by the campfire space.

There is a mini-fridge with a separate freezer to keep your fresh produce from the farmers' market and your yummy local beer nice and cool. There is also a coffee grinder, toaster oven, and other cooking supplies in the cabinet under the counter.

There's a very primitive (and limited) water system. It just runs out of the water spigot on top of the sink and through to a 5 gallon storage container. Keep in mind how much water you're running through the sink so the container doesn't overflow. There's no hot water so you can wash the dishes with cold water, warm up water on the camp stove, or bring them up to the house to clean in the bathroom.

You should have most, if not all, of what you need as far as kitchen supplies.

Bathrooms

There is a primitive composting toilet in the treehouse, with regular bathroom access (toilet, sink, washer, dryer, shower) in the main house, which is about 200 feet away.

Regarding the composting toilet, that is available for your convenience. Please put a scoop of wood shavings in after each use. You can put the toilet paper into the toilet, but please do not put anything else, like tampons, pads, or doggy doo bags. Put those in the trash.

Please feel free to use the house bathroom, just inside the porch. There will be bath towels in the house bathroom for you to use, on a shelf next to the shower. You are also welcome to use the washer and dryer in the house bathroom. A hair dryer, iron, and extra supplies can be found under the sink.

Shared spaces

Please understand that while I do my best to keep things clean and tidy, this bathroom is shared and you will likely come across our own personal belongings and shoes in the mudroom. The porch sometimes serves as a workspace or a temporary storage space, depending upon what project I have going.

Sleeping Loft

You must be physically able to climb ladders to stay here. The sleeping space is in a somewhat-tight loft, but the limited space has not been an issue for even our taller guests. The bed is super comfy! Please, no dogs in the sleeping loft.

Wildlife

Please understand that you are likely to come across various critters - anything from fairly large spiders (most likely - they love the water) to bears and moose (less likely). Walking down to the treehouse you may come across our resident chipmunk, and will often hear owls and loons at night. So, if you want to stay here you must be comfortable with insects and wildlife! This is the woods and nature and spiders and insects are part of the package.

Cleanliness

Please keep the space clean and tidy and leave it tidy when you check out. If you leave your shoes at the door and don't wear them into the treehouse, this can help with your comfort level during your stay.

Entertainment

There are books and games you're welcome to use and a ladder underneath the loft ladder to access them.

Wifi & Communications

Wifi is not (barely?) available at the treehouse, but it is at the house. There is a phone (landline) at the treehouse on the window sill next to the entry door, and minimal/intermittent cell reception.

The wifi password (Guest network) is Welcome! The house (and treehouse) landline number is 802-472-3090. My cell phone (which doesn't work at the house) is 802-472-8024.

For the phone in the treehouse, which is located on the windowsill next to the front door, the ringer is off by default, so house calls don't disturb you. If you want to turn the ringer on, you push "Menu/Select", push the down button in the middle six times until you reach "Ringers", press "Menu/Select", select "Ringer volume", then push the center up/down button to where you want it to be, then press "Menu/Select" again to confirm your selection.

If you'd like to page us up at the house, you press "Menu/Select", press the down button in the middle four times, press "Menu/Select", then select "Handset 1". The phone will ring in the house.

Propane & Heat

The heat source is a propane "woodstove". It's easy to use but please don't set anything in front of, next to, or on top of it to cause a fire hazard. You should not need to make any adjustments to any of the switches or knobs on the woodstove and **should ONLY use the thermostat, which is on the wall to the right of the bathroom.**

If you run out of propane try to reach me and I can help with it. If not, and you feel capable of changing them, there are additional propane tanks under the treehouse in the shed area. All you need to do is very similar to a gas grill: turn the connected tanks off by turning the top knob; unscrew the tanks from the rubber pipe, and then reconnect them to the full tanks. Please just let me know you've done this so I will know to fill up the empty tanks.

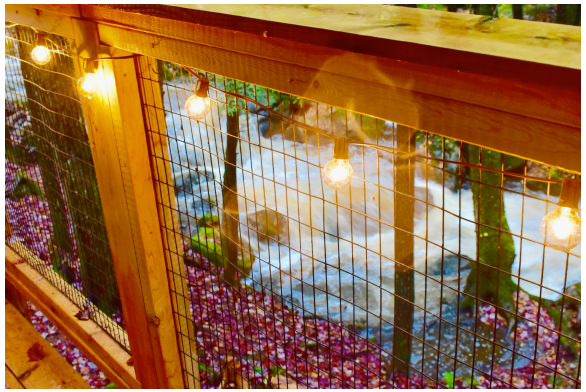
If it runs out of propane then the pilot light has gone out and it needs to be started. There is a knob at the bottom of the stove that says "pilot" – push in and turn this knob to "pilot", push it in and you will hear clicking. You can see it light and you need to hold the knob in for 30 seconds. Once it stays lit, turn the knob back to "On".

Pets

Dogs are welcome in the treehouse! My only rules are that they're friendly, you clean up after them, and they don't go into the sleeping loft. It may be a good idea to keep them on a leash so they don't eat compost.

Smoking Policy

No smoking or vaping is allowed inside the treehouse. Please go outside to do this and do not leave butts on the ground.



Water

I will provide at least two gallons of water that you can use for washing, and it is safe for drinking. One gallon is in a dispenser on the counter next to the sink, the other(s) are under the sink. You are welcome to refill it up at the house in the shower that has a faucet in it. The water system works by running the water from the spigot of the dispenser, through the sink, and into a container under the sink. The faucet on the sink does not do anything.

*Please only wash in the left bay of the sink and only use the right bay for drying – only the left bay drains. **The water that runs through the sink empties into a five-gallon container in the cabinet under the sink, so please keep this in your awareness as you use it. If you drain more than 3 gallons through the sink, please empty it by the compost pile that is located behind the small fence at the edge of the woods and the yard.

Campfire

You are welcome to use the campfire space down by the stream! There is a lot of scrap wood available for burning on the edge of the yard. You could also buy some local wood in town at the grocery store, hardware store, or roadside stands. I also have Enviro-logs for sale at my cost of $3 each. You can find them in the house mudroom and leave the cash for it in the container on the shelf.

Please don't bring firewood with you (it can introduce insects) - we have what you'd need here - there are supplies for starting a fire in the fire pit by the stream underneath the treehouse in a plastic bin. **Please do not use any flame up in the treehouse, including real candles.**

Waste – Trash, Composting, and Recycling

Receptacles for trash and recycling are located under the sink. If trash/recycling accumulates too much in the treehouse, you are welcome to bring it to the house and set it on the porch. There is a can under the treehouse where you could put recycling (no food waste or food remnants on the containers though – you don't want to attract animals!) The compost container on the sink can be emptied if it gets too full: the pile is on your way down to the treehouse on your right at the edge of the yard.

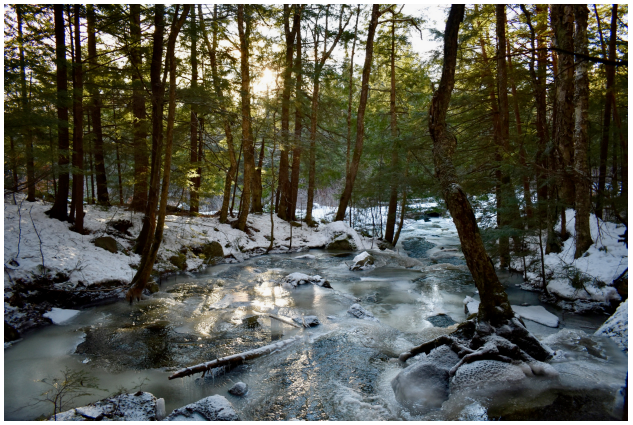
Maple Syrup

My boyfriend makes maple syrup and there is some for sale in the Welcome Stand for $5 and $10. Please just leave the money in the container on the shelf where the syrup is. I offer some of his syrup to you to use during your stay, in the mini-fridge!

Environmental Statement

Here at Stone City we are very serious about our environmental impact. The environment we live in impacts our daily lives and we love our land and where we live! So, we want to be stewards as much as we can. On that thread, we take certain steps to lessen our impact on the environment.

- **Compost** – We compost here and we'd love if you can help us with this by not throwing away any food waste. Composting reduces greenhouse gasses, improves soil and air quality, and reduces landfill waste. Please put all food waste in the white container on the sink and if that gets full you can empty it behind the little fence at the edge of the woods (next to the path to the treehouse).



- **Recycling** – Recycling also reduces landfill waste and you can place all of your clean recyclables (paper, plastic, metal) into the cardboard box under the sink.

- **Electricity** – You may have noticed the solar panels on the house – we are fully solar powered!

- **Sponges** – Initially I was using individually wrapped sponges bought in bulk at Costco, but this never sat well with me and seemed very wasteful. So, I purchased reusable, washable dish scrubbers from small producers on Etsy and feel much better about it now!!

- **Coffee** – I have had requests for K-cups and a Keurig, but I have intentionally not done this because of the excessive amounts of waste involved with this. I have provided a French Press, which has no waste (throw the coffee grounds in the compost!) or a pour-over drip coffee maker that uses a coffee filter, located in one of the wire baskets in the cabinet. Simply heat water up on the camp stove with the tea pot and you have some great coffee!

- **Water** – The water I provide is water from our well – it's great for drinking or cleaning. Consider using our water – if you need more you can fill it up in the bathroom in the house! Plastic water bottles are recycled here, but preventing their use in the first place is always a way better option!

- **Awareness about water use and managing waste** – Staying in the treehouse provides you with more awareness of water use and waste disposal because of the fact there is no running water and a small space. Take this experience home with you and appreciate the convenience that running water provides, but also bring more awareness to your use of water and waste management.

- **Reused materials** – we have used many recycled materials in the treehouse, including the tile, the maple wood on the cabinet, door knobs, and many of the items inside such as books, silverware, the trunk, and the large mirror. Reusing means that items are not thrown away and prevent new items and materials from being produced, which uses energy and resources.

- **Local materials** – most of the lumber used in constructing the treehouse, as well as the detail work such as the floor and cabinets, come from local sources. A local lumber mill, five miles away, produced the lumber for the framing. The maple flooring came from my boyfriend's land in Greensboro and was milled, kiln dried, planed, and sanded at local businesses.